

# Residential Occupancy LUCA

#### **Planning Commission Public Hearing**

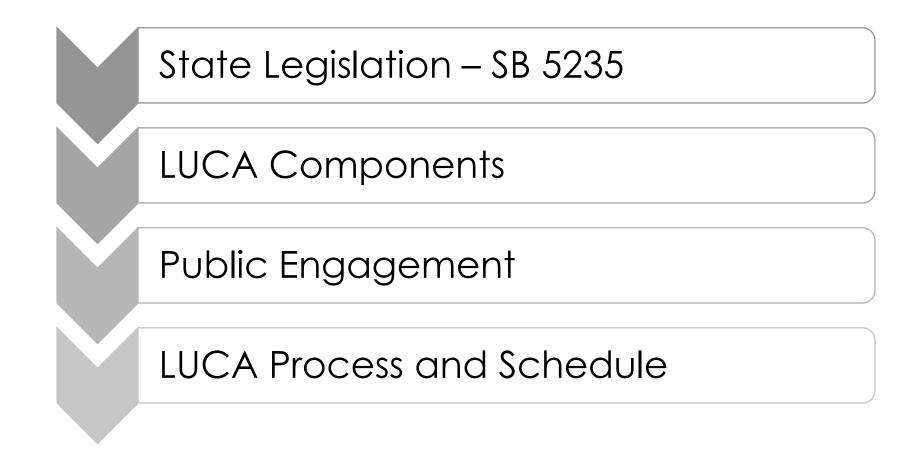
Trisna Tanus, Consulting Attorney Caleb Miller, Senior Planner Development Services

October 13, 2021

## Action

Hold the Public Hearing on the proposed LUCA and, following the Public Hearing, recommend to the City Council approval of the proposed LUCA





## State Legislation – SB 5235

- Amended RCW 35A.21.314 to prohibit cities from regulating the number of unrelated occupants in a dwelling
- Effective July 25
- IOC Ordinance No. 6586 for immediate compliance
- This LUCA will replace IOC



# **LUCA Components**

- Amend Definitions:
  - Family
    Single Housekeeping Unit
- Remove limits for specific housing types:
   *ADUs Boarding Houses*
  - Rooming Houses



# Public Engagement

Two modes of outreach:

- Process IV Requirements noticing and public hearing
- <u>Online Presence</u> City webpage including:
  - Information on staying informed, providing comments
  - Staff contacts
  - LUCA schedule and progression



#### **LUCA Process and Schedule**

Action	Date
Planning Commission Study Session	September 8, 2021
EBCC Courtesy Hearing	October 5, 2021
<b>Planning Commission</b> Public Hearing and Recommendation	October 13, 2021
City Council Study Session	(to be scheduled)
City Council Action	(to be scheduled)
<b>EBCC</b> Public Hearing and Action	(to be scheduled)
IOC Expiration	January 12, 2022

## Action

Hold the Public Hearing on the proposed LUCA and, following the Public Hearing, recommend to the City Council approval of the proposed LUCA